

APPROVED

PLANNING COMMISSION SUBCOMMITTEE MINUTES

September 10, 2008

I. ROLL CALL

Present: Ali-Santosa, Ciardella, Mandal
Absent: None
Staff: Bejines and Kunsman

1. MINOR SITE DEVELOPMENT PERMIT NO. MS08-0014

Tiffany Kunsman, Junior Planner, presented a request to locate a 720 square foot equipment enclosure on the rear portion of the property at 927 Gibraltar Drive. Ms. Kunsman recommended approval subject to conditions of approval.

Motion to approve Minor Site Development Permit No. MS08-0014.

M/S: Mandal/Ali-Santosa

AYES: 2

NOES: 0

2. ADMINISTRATIVE PERMIT NO. AD08-0012

Tiffany Kunsman, Junior Planner, presented a request to allow a temporary RV & Trailer Show and Sale event within a portion of the Great Mall parking lot from September 26 through October 5, 2008. The show would operate between 10am and 7pm daily. The event would be located at 447 Great Mall Parkway. Ms. Kunsman recommended approval subject to conditions of approval.

Motion to approve Administrative Permit No. AD08-0012.

M/S: Mandal/ Ali-Santosa

AYES: 2

NOES: 0

II. ADJOURNMENT

This meeting was adjourned at 6:38 p.m.

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I. PLEDGE OF ALLEGIANCE

Chair Williams called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.

II. ROLL CALL/SEATING OF ALTERNATE

Present: Aslam Ali, Gunawan Ali-Santosa, Larry Ciardella, Alex Galang, Sudhir Mandal, Gurdev Sandhu, Noella Tabladillo and Cliff Williams
Absent: None
Staff: Bejines, Lindsay and Otake

III. PUBLIC FORUM

Chair Williams invited members of the audience to address the Commission on any topic not on the agenda, noting that no response is required from the staff or Commission, but that the Commission may choose to agendize the matter for a future meeting.

There were no speakers from the audience.

IV. APPROVAL OF MINUTES

August 27, 2008

Chair Williams called for approval of the minutes of the Planning Commission meeting of August 27, 2008.

There were no changes to the minutes.

Motion to approve the minutes of August 27, 2008 as submitted.

M/S: Sandhu/Galang

AYES: 7

NOES: 0

ABSTENTIONS: 1 (Williams)

V. ANNOUNCEMENTS

James Lindsay, Planning and Neighborhood Services Director, said under consent calendar, he will be recommending Item No. 3 (General Plan Amendment No. GP2007-6, Zone Change No. ZC2007-3, Environmental Assessment No. EA2007-1, Major Tentative Map No. MT08-0003, Site Development Permit No. SZ2007-2) be continued to a future date uncertain and the project will not be heard at the City Council meeting on September 16th and will be re-advertising the item for a future meeting.

Chair Williams said he will not be at the next meeting and Vice Chair Mandal will be running the meeting.

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**VI.
CONFLICT
OF INTEREST**

Assistant City Attorney Bryan Otake asked if any member of the Commission has any personal or financial conflict of interest related to any of the items on tonight's agenda.

There were no Commissioners who identified a conflict of interest.

**VII.
APPROVAL OF
AGENDA**

Chair Williams asked whether staff or the Commission have any changes to the Agenda.

There were no changes to the agenda.

Motion to approve the agenda.

M/S: Mandal/Tabladillo

AYES: 7

NOES: 0

**VIII.
CONSENT CALENDAR**

Chair Williams asked whether staff, the Commission, or anyone in the audience wished to remove or add any items to the consent calendar.

Mr. Lindsay suggested to add Item No. 2 (Conditional Use Permit No. UP08-0024) and Item No. 3 (General Plan Amendment No. GP2007-6, Zone Change No. ZC2007-3, Environmental Assessment No. EA2007-1, Major Tentative Map No. MT08-0003, Site Development Permit No. SZ2007-2) to the consent calendar and both items will be continued to a future date uncertain.

Chair Williams opened the public hearing on Item Nos. 1, 2 and 3.

There were no speakers from the audience.

Motion to close the public hearing on Item Nos. 1, 2 and 3.

M/S: Mandal/Ali-Santosa

AYES: 7

NOES: 0

Motion to approve the consent calendar.

M/S: Mandal/Galang

AYES: 7

NOES: 0

- *1 CONDITIONAL USE PERMIT NO. UP08-0026 AND SITE DEVELOPMENT PERMIT NO. SD08-0005:** A request for approval of a sign program for the existing buildings located at 115 North McCarthy Boulevard. Six monument signs and 19 building signs are proposed for the site. The main monument signs located at the entrance are 7'-4" in height and the monument sign located on Ranch Dr. is 7 feet in height. The remaining signs are less than 6.5 feet in height. *(Recommendation: Waive the staff presentation and adopt Resolution No. 08-048 approving the project subject to the Conditions of Approval)*

- *2 CONDITIONAL USE PERMIT NO. UP08-0024:** A request to allow a beauty salon/day spa use at the property at 1630 South Main Street (APN: 086-22-024). The site is zoned Very High Density Residential with a Site and Architectural Overlay (R4-S). The site is also located within the Midtown Specific Plan. The existing building currently houses automotive uses. Applicant: Jerry Su. Staff Contact: Julie Moloney (408) 586-3384. PJ # 2540. *(Recommendation: Continue item to a future date uncertain)*

- *3 GENERAL PLAN AMENDMENT NO. GP2007-6, ZONE CHANGE NO. ZC2007-3, ENVIRONMENTAL ASSESSMENT NO. EA2007-1, MAJOR TENTATIVE MAP NO. MT08-0003, SITE DEVELOPMENT PERMIT NO. SZ2007-2:** A request to change the land use and zoning designations of the approximately three-acre project site located at 600 Barber Lane (formerly Billings Chevrolet). The proposed project also involves the redevelopment of the site with an 18-story mixed-use building with an attached 8-level parking garage. The mixed-use building and parking garage is proposed to be approximately 277 and 115 feet in height, respectively. The mixed use building includes 148,805 gross square feet of retail (floors 1-3), 48,960 gross square feet of office (floor 4) and 375 residential condominium units (floors 5-18). The proposed project includes amendments to the City of Milpitas General Plan and Zoning Map. An Environmental Impact Report has been prepared for this project and includes over-riding considerations to adopt. *(Recommendation: Continue item to a future date uncertain)*

IX. PRESENTATION

1. GREEN BUILDING RESOLUTION

Mr. Lindsay provided a presentation on City Council Resolution No. 7735 establishing green building policies and said he was available for any questions.

Vice Chair Mandal asked when a new project gets started, how will the applicant be made aware of the new policy. Mr. Lindsay said the checklist will be part of a complete application and there will also be links on the website.

Vice Chair Mandal asked if there will be a period when it becomes more mandatory. Mr. Lindsay said he has not had an indication from Council what the next steps would be.

Commissioner Sandhu asked if someone applies for a use permit, would this pertain to them. Mr. Lindsay said this is only for new construction or tenant improvements programs.

Commissioner Tabladillo asked what happens to the information once it is compiled. Mr. Lindsay said the information will be kept in the project file and will use the information to inform the Planning Commission and build awareness within the community.

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Commissioner Tabladillo asked what green policies are other cities doing. Mr. Lindsay said that many cities have taken a similar approach.

Commissioner Tabladillo asked if the information will be on the website and Mr. Lindsay said yes.

Commissioner Tabladillo asked if there will be an incentive from cities or the government to do more green. Mr. Lindsay said types of incentives right now are expedited timeliness, fee reduction and density bonuses, cities are using techniques and hopefully Milpitas will be ready to take that next step in the future.

Commissioner Tabladillo said everybody talks about green but not really taken a proactive approach and would like to see green policies mandated.

Commissioner Ciardella said he does not see anything on the list that would talk about other products that could be used to help the environment. Mr. Lindsay said good site planning and landscape design are all part of site evaluation and said there is more information that can be found on the websites.

Commissioner Ciardella said there are recyclable products being developed everyday that are good for the environment.

Commissioner Ciardella asked if eventually down the road the City will provide incentives to developers to provide recyclable material. Mr. Lindsay said there will be changes in the future.

Vice Chair Mandal asked if the City is aware of any cities that require homebuilders to power homes or facilities. Mr. Lindsay said he is not aware of any homebuilders that have required it throughout an entire development but he is aware of incentives and has seen homebuilders prewire homes and has solar panels as an optional upgrade.

Assistant City Attorney Bryan Otake said he is also unaware of cities that require the use of or installation of alternative energy or co-generation facilities. Under various standards as a mean of scoring points to be green, it could be used as various methods to achieve LEED certifications.

Vice Chair Mandal suggested that we have smarter growth built into the development process in the future.

X. ADJOURNMENT

The meeting was adjourned at 7:27 p.m. to the next regular meeting of September 24, 2008.

Respectfully Submitted,

James Lindsay
Planning & Neighborhood
Services Director

Veronica Bejines
Recording Secretary

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